

Sold

3 BEDROOM DETACHED BUNGALOW | MARSH ROAD, HILPERTON MARSH, BA14 | GUIDE PRICE £400,000



## DESCRIPTION

This immaculate three double bedroom chalet style bungalow is very well positioned in the popular and highly sought after village of Hilperton Marsh. This wonderful property is situated within a good sized plot and has undergone extensive modernisation by the current owners, creating a fantastic home where you could just move in without having to lift a finger. On the ground floor and from the entrance hall there is a large double aspect sitting room providing plenty of light which opens up into a truly beautiful, fitted kitchen / breakfast area. This open plan style living provides plenty of space to entertain guests also includes a magnificent conservatory, enabling enjoyment of the rear garden all year round and provides plenty of space for a large dining table and more. Having a double bedroom on the ground floor is perfect for this style of house with the bonus of being right next to the stylish shower room.

Upstairs there are two double bedrooms with a separate WC and airing cupboard.

Outside and to the front is a fully enclosed gated driveway providing ample off road parking and well maintained front lawns. There is a lovely private and sunny rear garden with a large patio and a fantastic outbuilding / annex / office / utility. All in all, a beautifully presented and stylish home is sure to wow any viewer.

305 Marsh Road is positioned in a quiet village location on the outskirts of Trowbridge. Within easy level walking distance to the local shop, primary school, nearby Kennet and Avon canal, The Nursery Garden Centre and lovely open countryside walks. Hilperton Marsh is just two miles away from the town centre. Bradford on Avon is just three miles away and the Georgian City of Bath is within nine miles.

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: D



EPC Rating: C

All mains services connected. Gas central heating.

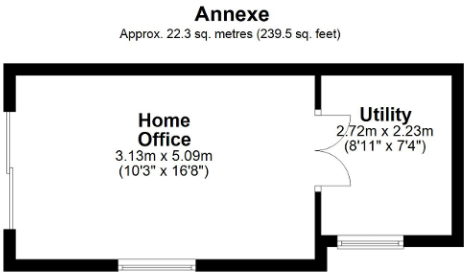
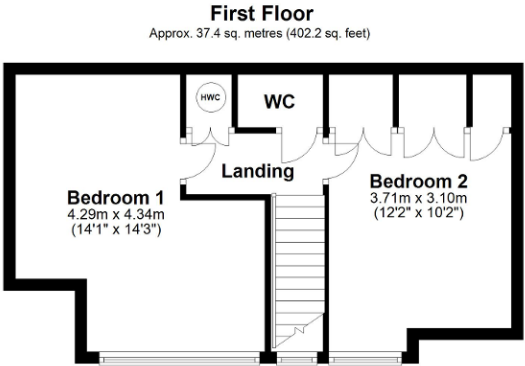
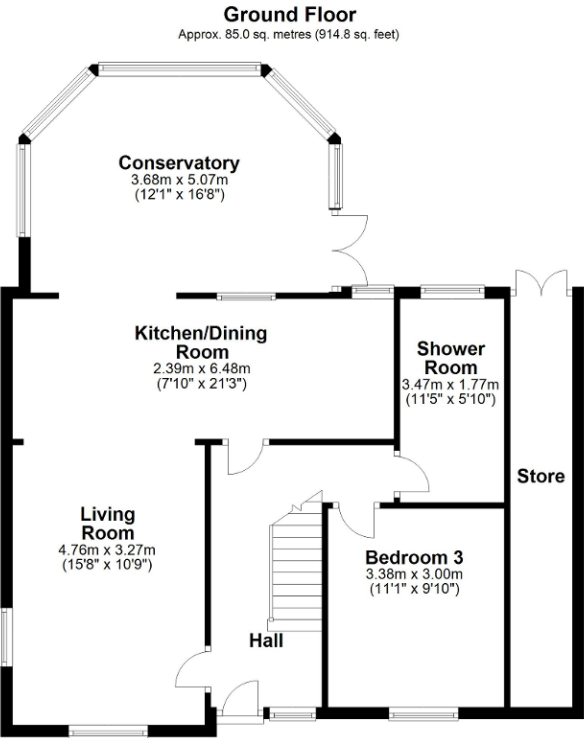
## KEY FEATURES

- Immaculate detached chalet bungalow
- Light and spacious sitting room
- Large conservatory
- Contemporary downstairs shower room
- Ample gated off road driveway parking
- Stylish open plan living
- Beautiful kitchen / breakfast area
- Three double bedrooms
- Good sized plot
- Outbuilding / Annex / Office









Total area: approx. 144.6 sq. metres (1556.5 sq. feet)

ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C	69   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

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